



SMHOA Board of Directors

Tracy Shahan, President
Earl Gamache, Vice President
Neil Pedersen, Treasurer
Becky Meadows, Secretary
Kevin Hanlon
Dennis Holden
Renu Simon

Community News – January 2019
HOA Website: www.snowdensmill.com

Snowdens Mill HOA is managed by
Community Association, Inc.
15742 Crabbs Branch Way, Rockville, MD 20855
Contact: Melissa Wells, 301-258-7711, ext. 160
SMHOA.bod@communityassn.com; Fax: 301-258-8362

SMHOA Board Meetings

2019 Dates: 3rd Tuesday/Month – 7:30PM
Jan 15 (Annual Meeting), Feb 19, Mar 19, Apr 16,
May 21, June 18, July 16, Aug 20, Sep 17, Oct 15,
Nov 19, Dec 17.
3rd District Police Station, Public Meeting Room
1002 Milestone Drive, Silver Spring, MD
All homeowners welcome to attend all meetings.

READ - IMPORTANT ASSOCIATION NEWS

The Annual Meeting of Snowdens Mill Homeowners Association (SMHOA) will be held Tuesday, January 15, 2019 in the Cafeteria at Paint Branch High School, 14121 Old Columbia Pike, Silver Spring, MD 20904 at 7:30 PM. Information was mailed to all homeowners in December, and all homeowners are encouraged to attend. Important agenda items include: president and committee reports, election of SMHOA board members, homeowner forum and vote on Amendment to the Declaration of Covenants, Conditions and Restrictions. If you are unable to attend the Annual Meeting, please return proxy form by January 15 in return envelope that was enclosed with the December mailing. You can also fax to 301-258-8362 or email: smhoa.bod@communityassn.com.

PROPOSED AMENDMENT:

The Board of Directors of Snowdens Mill Homeowners Association, Inc. proposes an Amendment to Article VI, Section 12 of the Declaration, to restate and add to the existing paragraph, which will read (“underline indicates addition”):

No Lot shall be used or rented for transient, hotel or motel purposes. Any lease agreement between a Lot Owner and a lessee shall be for a period of not less than six (6) months, and shall provide that the terms of the lease are subject in all respects to the provisions of this Declaration, and the Articles of Incorporation and By-Laws of the Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the Lease. All such leases shall be in writing. The Lot Owner of any leased Property shall within 30 days deliver to the Association’s Board of Directors a copy of the executed lease and a copy of each signed amendment which is made thereto from time to time.

EXPLANATION: This proposed amendment would prohibit Owners/occupants from entering into short-term lease agreements or using Lots for transient purposes. Our covenants specifically state that you can’t create an accessory apartment in your home, but the language concerning the short-term rental of a room within your home is unclear. The HOA has

learned of many of these through neighbor complaints of excess noise, traffic and parking issues. Just to be clear, this will not prevent owners from renting their homes in whole, but only short-term room rentals. Again, accessory apartments are already **banned** in our covenants. This amendment will allow the HOA to better enforce the governing documents against tenants/residents who are known to be renting out rooms in their homes and maintain your property values. ***The Board of Directors recommends you vote FOR this Amendment.***

SMHOA Annual Assessment

Reminder that your 2019 Assessment of \$250 is due January 2019. Assessment will be reduced and considered paid in full if received by January 31, 2019! An Assessment payment coupon book was mailed to homeowners in December. Please contact community management company at client.services@communityassn.com or 301-258-7711, ext. 100 if you did not receive coupon book.

SMHOA Newsletters

The **Communications Committee is always looking for newsletter content.** Send ideas to melissa.wells@communityassn.com. The SMHOA newsletter will be going digital! Share your e-mail address with melissa.wells@communityassn.com to remain in the know.

Welcome New Neighbors!

Adamu Mulatu and Muluken N. Workneh, Mica Ct
Bethel Asres, Aquamarine Terr
Cierra and Claude Jennings, Tourmaline Terr
Deborah Montague, Turquoise Terr
FJ Investors, LLC, Hidden Valley Ln
Kokob Amanuel, Chalkstone Way
Mitiku Kelkay and Senait Zena, Blue Valley Dr
Monte and Siska Nelson, Aventurine Way
Remigius and Angela Ozor, Turquoise Terr
Seble Mekuanint, Yibeltal Abebe and Netsant Maesho, Turquoise Terr
Teena and Richard Wyburn, Goldstone Ct
Zufan Mengistu, Turquoise Terr

Useful Telephone Numbers

For medical and other emergencies, call 911.

Following are other useful numbers:

County Info/services	240-777-0311
PEPCO (Outages)	877-737-2662
Miss Utility	800-257-7777
Missed Trash/Recycling	240-777-0311
Animal Control	240-773-5960

Poison Control	800-222-1222
Police Non-Emergency	301-279-8000
Street Light Outage	240-777-0311
Street Tree Damage	240-777-7623

SMHOA Website

Snowdens Mill HOA community website (www.snowdensmill.com) allows you to quickly access and download SMHOA forms, including: Complaint forms, HOA Covenants and Bylaws, and HOA-adopted policies. The Board is always looking for web content and ideas to make our website more useful and interactive. Send ideas to melissa.wells@communityassn.com.

January Home Maintenance Checklist

With the busy holiday season behind us and the arrival of January's short days and cold weather, it's no wonder some of us just want to spend more time in the sanctuary of our homes. You can put that nesting instinct to work to get your house in order with these home maintenance tips.

Do a cleanup – put away holiday gifts, gather up boxes and wrapping materials to recycle.

Add lighting – with natural light in short supply, buy a new lamp or increase wattage or bulbs in existing lamps to make rooms more appealing and functional in winter.

Create a healthy kitchen – clean out refrigerator or pantry of leftovers and out-of-date ingredients. Stock up on fresh fruit, veggies and other food for the New Year.

Increase comfort – make your home the perfect warm place by adding extra pillows, colorful throw blankets or a rug. Place scented candles or hide dryer sheets in every room to create fresh smells and add a cozy feel.

Update or create home inventory – record your home furnishings and valuable possessions. If items are damaged or lost you can use inventory to submit insurance claim to help with replacement value. (Downloadable home inventory forms attached in two formats).

Compile documents – create one file to store instruction manuals, serial numbers and important receipts to access information easily when needed.

Prepare for winter storms – place flashlights and batteries in every room of your home in case storms knock out power.

Organize closets – donate items your family has outgrown or doesn't use. Good rule of thumb to follow is if your family hasn't used it in a year, it's time to get rid of it.

Finally, use the downtime created by January's short winter days and cold weather to do the things you've put off during the rest of the year. And while you're at it, carve out some time to do some reading, try new recipes, exercise, or just relax and recharge for the year ahead.

Cheers for a Healthy and Happy 2019!